



4 Ploughlands Grove | Kirkbymoorside.Y062 6FL

An immaculately presented three bedroom detached family home situated in a quiet cul de sac location and within a new development on the western edge of Kirkbymoorside. The accommodation comprises; reception hallway, cloakroom with w.c, sitting room with bay window to the front elevation, spacious and well appointed dining kitchen housing a range of good quality units incorporating appliances and utility cupboard. First floor; landing, master bedroom with en

suite shower room, two further bedrooms, family bathroom.

To the outside there is a front garden, driveway to the side leading to garage, good sized landscaped rear garden, timber framed outbuilding ideal for home office.

Kirkbymoorside is a traditional market town set on the edge of the North York Moors and provides a range of shopping and leisure facilities together with junior school which is located just a short walk from the property itself.



Guide Price £325,000

4 Ploughlands Grove | Kirkbymoorside



Accommodation Comprises

Entrance Door

Leads to:

Reception Hallway

With stairs to first floor landing, covered radiator.

Cloakroom

Housing pedestal wash hand basin and low flush w.c., double glazed windows, central heating radiator and lvt flooring.

Sitting Room

With double glazed bay window to the front elevation and central heating radiator.

Impressive Dining Kitchen

Comprising an extensive range of units, comprising 1 1/2 bowl drainer sink unit with mixer tap over and set within rolled edge work surfaces, further wall

and base units incorporating drawer compartments, built in oven, five ring gas hob with extractor canopy over. Built in dishwasher and fridgefreezer, skylight windows, double glazed french doors opening onto the rear garden, central heating radiator, lvt flooring, UTILITY CUPBOARD housing plumbing for automatic washing machine and space for dryer, rolled edge work surface, lvt flooring and shelving.

Stairs to First Floor

Lead to galleried landing with airing cupboard and access to roof space.

Master Bedroom

With double glazed window to the front elevation, central heating radiator.

Luxury En Suite

Comprising shower cubicle being tiled with shower unit, vanity unit with inset wash hand basin and low flush w.c, chrome heated towel rail, double glazed window, lvt flooring.



Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With double glazed window to the rear elevation and central heating radiator and lvt flooring.

Bathroom

Comprising panelled bath with shower unit over, vanity unit with inset wash hand basin with cupboards below, low flush w.c, chrome heated towel rail, double glazed window, lvt flooring.

Outside

There is a small front garden together with driveway that leads to a GARAGE with light and power. Good sized rear garden with patio area and laid lawn, fencing to the

boundaries, timber insulated OFFICE/WORKSHOP having light and power.

Services

Mains electricity, gas, water and drainage are connected.

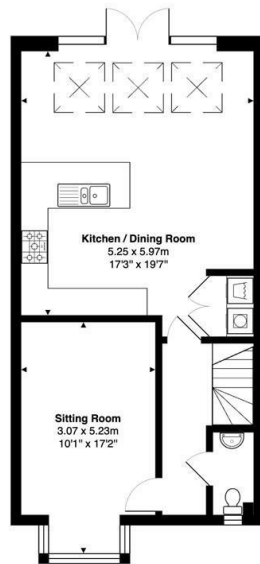


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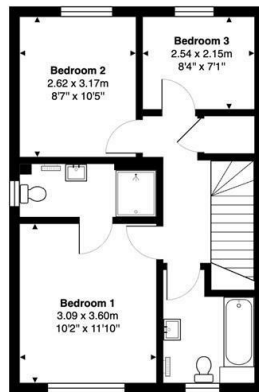
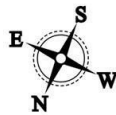
4 Ploughlands Grove, Kirkbymoorside, YO62 6FL

Gross Internal Area: 101.1 m² ... 1088 ft² (excluding garden room, garage)

All measurements are approximated for display purposes only and should be independently verified
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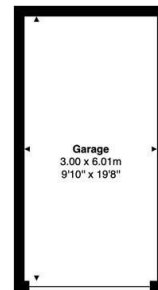
Ground Floor
Gross Internal Area: 57.1 m² ... 614 ft²



First Floor
Gross Internal Area: 44.0 m² ... 473 ft²



Garden Room
Gross Internal Area: 10.9 m² ... 117 ft²



Garage
Gross Internal Area: 18.0 m² ... 193 ft²

VIEWING

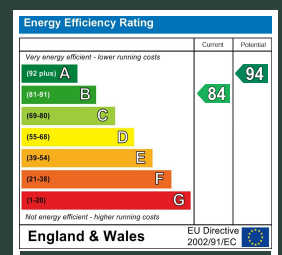
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE RATING

B



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